

SB 0004 AN ACT CONCERNING CONNECTICUT'S PRESENT AND FUTURE HOUSING NEEDS.

Senator Moore, Representative Luxenberg, Ranking members Sen. Sampson Rep. Scott, and honorable members of the Housing Committee;

I URGE YOU TO OPPOSE THIS BILL:

THE PARTS OF THIS BILL I OPPOSE INCLUDE:

1. Establishing a 4% over CPI cap on rent rate increases;
 - a. This will in time limit a landlord's available funds for improvements.
 - b. This will critically hinder a landlords' ability to secure a loan or refinancing.
 - c. Both A & B will lead to poorer quality housing.
 - d. These factors will devalue housing property and inhibit investor activity.
2. Prohibits rent increases during a declared "Public Health Emergency";
 - a. As demonstrated through 2020 & 2021 such an "emergency" can arbitrarily extend far beyond the actual "emergency" phase.
3. Prohibits rent increases for one full year AFTER a "Public Health Emergency";
 - a. This has absolutely NO health "emergency" benefit and only hurts housing.
4. Prohibits serving a "notice to quit" from December through March;
 - a. Bad or non-paying tenants do actually still exist during the winter!
 - b. Delaying the process will drive up landlord cost & delay due process.
5. Prohibits execution of a summary process from December through March
 - a. Causing still more loss & cost to the landlords for no good reason!
 - b. Delays due process – Remember, an evicted tenant did something wrong!
6. Unfairly restricts screening fee collection until the charge is incurred.
 - a. An applicant denied a lease will not pay for the report that caused denial.
 - b. Documents are far too easy to alter. Landlords cannot accept self-reporting just like a bank will not accept a credit report created by the applicant.
7. Directs landlords to violate their Credit Bureau reporting regulations.
 - a. By regulation, we cannot provide a copy of the report to the applicant.
8. Critically limits late rent fees to a non-punitive amount.
 - a. Unless the fee is somewhat punitive, the tenant will only consider the fee as increased rent and will not prioritize paying rent.
9. Late payment and fee application policy violates accepted business practice.
 - a. To be an effective deterrent against paying late, payments must be applied to the oldest rent due.

AND MOST IMPORTANTLY:

THE ABOVE PROVISIONS WILL NOT DO ANYTHING TO IMPROVE CONNECTICUT'S HOUSING NEEDS!

THE ABOVE PROVISIONS WILL NOT INCREASE OR PROMOTE THE INCREASE OF THE NUMBER OF HOUSING UNITS AVAILABLE IN CT!

THESE PROVISIONS ASSUME THE ONLY BAD ACTORS IN A TENANT – LANDLORD RELATIONSHIP ARE THE LANDLORDS. THIS IS SIMPLY NOT THE CASE. IF IT WERE, WE WOULD NOT BE EXPERIENCING SO MANY EVICTIONS!

AS SUCH, I URGE YOU TO OPPOSE THIS BILL.

Respectfully,

Paul Januszewski, Housing Provider

And,

President, Greater Enfield Landlords Association